



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **AV-0**

October 7, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AMENDMENT NO. 1 TO LEASE AGREEMENT NO. 72623
BETWEEN THE COUNTY OF LOS ANGELES AND
RUBEN PIRANIAN, DBA BURBANK AIR SERVICES, INC.,
FOR ADDITIONAL LAND FOR THE CONSTRUCTION OF AN
AIRCRAFT MAINTENANCE FACILITY AT WHITEMAN AIRPORT
PACOIMA, CALIFORNIA
SUPERVISORIAL DISTRICT 3
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this lease amendment is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chairman to sign the enclosed Amendment No. 1 to Lease Agreement No. 72623 between the County of Los Angeles and Ruben Piranian, dba Burbank Air Services, Inc., for an additional 12,768 square feet of land to build an additional hangar at Whiteman Airport in the Pacoima area of the City of Los Angeles; increase the monthly rental fee to \$1,404.88; and increase the original lease term one year, commencing on the date of Board approval, and terminating at midnight on February 28, 2031.
3. Instruct the Interim Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve and instruct the Chairman to sign this Amendment No. 1 to Lease Agreement No. 72623 between the County of Los Angeles and Ruben Piranian, dba Burbank Air Services, Inc., for an additional 12,768 square feet of land to build an additional hangar at Whiteman Airport in the Pacoima area of the City of Los Angeles; increase the monthly rental fee to \$1,404.88; and increase the original lease term one year, commencing on the date of Board approval, and terminating on February 28, 2031. We are also recommending that your Board find that this amendment is exempt from the provisions of CEQA, and instruct the Interim Director of Public Works to make the necessary arrangements with the County's contract airport manager for the collection of the rents to be paid.

On February 29, 2000, your Board approved Lease Agreement No. 72623 between the County of Los Angeles and Ruben Piranian for approximately 23,362 square feet of land to construct an aircraft maintenance hangar building. That construction was completed, and the lessee now is requesting an additional 12,768 square feet of land to build one more aircraft storage hangar adjacent to his original development, with an extension of one year to the original lease term. Therefore, an amendment to the original lease is required.

Approval of this lease amendment will allow further development of the vacant and unimproved property into an airport-compatible use, which will increase airport revenues and reduce maintenance costs. The amendment will be consistent with the adopted Whiteman Airport Master Plan and will provide aircraft storage facilities for the airport users. It will also provide an increased revenue flow to the County's Aviation Enterprise Fund.

The terms of this lease amendment were negotiated by our airport management contractor and appear to be fair and reasonable.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility, as approving this lease amendment will provide more revenue to the County which, in turn, will be used to maintain and upgrade the airports to meet current FAA standards. It also satisfies the Goal of Service Excellence by providing aircraft storage facilities for airport users, which will accommodate the rising demand for these types of storage hangars at Whiteman Airport.

FISCAL IMPACT/FINANCING

The initial rental rate for the additional parcel will be \$4,254 per year, with annual cost of living adjustments based on the Consumer Price Index.

Our management contractor, American Airports Corporation (AAC), will collect the revenues. As provided for in our Airport Management Contract Agreement, AAC will distribute 45 percent of the initial lease payment for the additional parcel into the Aviation Enterprise Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This lease amendment has been reviewed from a legal standpoint and approved as to form by County Counsel.

This lease amendment is authorized by Government Code Section 25536.

ENVIRONMENTAL DOCUMENTATION

The proposed lease amendment is a categorically exempt project, as specified in Class 3 (d) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

CONTRACTING PROCESS

It is not applicable for this lease amendment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this lease amendment will result in development of unimproved property into an airport-compatible use, which will increase the airport revenue stream to the County and reduce maintenance costs.

CONCLUSION

The original and three (3) copies of the lease amendment, executed by Ruben Piranian, are enclosed.

The Honorable Board of Supervisors
October 7, 2004
Page 4

1. Please have the Chairman of the Board sign the original and all copies, and return three (3) fully executed, original signature/stamped copies to the Aviation Division.
2. It is further requested that conformed copies of the amendment be distributed to:
 - a. County Counsel
 - b. Auditor-Controller, General Claims Division
 - c. Assessor, Possessory Interest Division

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

TAG:hz
AMENDMENT 1 TO LEASE 72623 – R PIRANIAN WHP/B-2

Enc.

cc: Chief Administrative Office
County Counsel

**AMENDMENT NO. 1 TO LEASE NO. 72623
TO PROVIDE FOR THE LEASING & MAINTENANCE
OF ADDITIONAL LAND**

AT

WHITEMAN AIRPORT, PACOIMA, CALIFORNIA

THIS AMENDMENT NO. 1 TO LEASE NO. 72623 for the leasing and maintenance of additional land at Whiteman Airport is made and entered into this _____ day of _____, _____,

BY AND BETWEEN

COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as "County"),

AND

**RUBEN PIRANIAN dba
BURBANK AIR SERVICES, INC.**
(hereinafter referred to as "Lessee"),

WITNESSETH:

WHEREAS, County and Lessee entered into Lease Agreement No. 72623 on February 29, 2000 for the construction and operation of an aircraft maintenance hangar at Whiteman Airport, Pacoima, California; and,

WHEREAS, Lessee desires to acquire additional land for the parking of aircraft and construction of one 47' x 100' hangar on the southwest side of the Leased Premises to clear the taxiway of parked aircraft; and,

WHEREAS, Lessee is willing to provide maintenance and upkeep to a second additional parcel of land, provided no additional rent is charged for the parcel; and,

WHEREAS, the County desires to Lease said additional Premises to Lessee;

NOW, THEREFORE, in consideration of the payment of rental and performance of the terms, covenants, and conditions hereinafter contained, to be kept and performed by the respective parties hereto, it is mutually agreed as follows:

1.

That the term of this lease is extended one (1) year by deleting Section 3 of the Lease in its entirety and replacing it with the following:

“3. TERM OF LEASE

The term of this lease shall be for a period of thirty-one (31) years, commencing on and effective as of February 29, 2000, and expiring on February 28, 2031, unless sooner terminated in accordance with the provisions hereof.”

2.

That the total square footage of the Leased Premises shall increase from 23,362 square feet to 36,130 square feet, and shall include the addition of the following:

Parcel 1: 11,760 square feet of land for the parking of aircraft; and

Parcel 2: 1,008 square feet of land for which Lessee will not be charged rent, but will be responsible for maintaining in a clean and orderly manner at all times.

Therefore, Section 2 of the Lease shall be deleted in its entirety and replaced with the following:

“2. LEASED PREMISES

The ‘Leased Premises’ is hereby defined as the property at Whiteman Airport located at 12653 Osborne Street, Pacoima, California, comprised of approximately 36,130 square feet of vacant land as legally described in Exhibit “A-1”, and shown on Exhibit “B-1”, each of which is attached hereto and incorporated herein by reference.”

3.

That, in accordance with the increase in square footage of the Leased Premises, Section 8(a) of the Lease shall be deleted in its entirety and replaced with the following:

“8(a). Leased Premises

County and Lessee agree the total monthly rent of the Leased Premises shall be \$1,404.88 per month, effective upon Board approval of Amendment No. 1 to Lease No. 72623.”

All other terms and conditions of Section 8, including rent escalations and provisions, shall remain in full force and effect for the duration of the Lease term.

4.

It is mutually understood and agreed that all other terms and conditions and provisions of the original Lease Agreement No. 72623 shall remain in full force and effect, except as herein expressly modified.

IN WITNESS WHEREOF, the Lessee has executed this Amendment No. 1 to Lease No. 72623, or caused it to be duly executed, and the County of Los Angeles, by order of its Board of Supervisors, has caused this Amendment No. 1 to be executed on its behalf by the Chairman of said Board and attested by the Executive Officer-Clerk of the Board of Supervisors thereof, on the day, month, and year first written above.

Dated _____

COUNTY OF LOS ANGELES:

BY: _____
Chairman, Board of Supervisors

Dated _____

LESSEE:
Rubin Piranian dba Burbank Air Services,
Inc.

BY: _____
Ruben Piranian

ATTEST:

VIOLET VARONA-LUKENS

Executive Officer-Clerk of the
Board of Supervisors

BY: _____
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

BY: _____
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

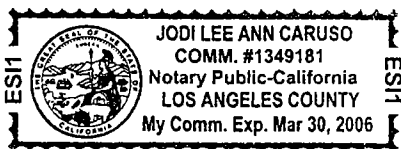
State of California

County of Los Angeles

On 9/7/04 before me, Jodi Lee Ann Caruso, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ruben Piranian
Name(s) of Signer(s)

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Jodi Lee Ann Caruso
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- ☐ Titles(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of Thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- ☐ Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of Thumb here

EXHIBIT A-1

CLINTON J. ANDERSON
LICENSED SURVEYOR
10507 HASKELL AVENUE
GRANADA HILLS, CA 91344

SEPTEMBER 9, 2004

818-891-2290


LEGAL DESCRIPTION
BURBANK AIR SERVICES, INC.

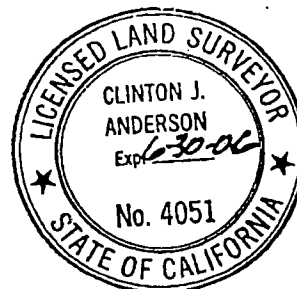
WHITEMAN AIRPORT.

THAT PORTION OF PETER HAACK'S RANCH IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 13, PAGE 101, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

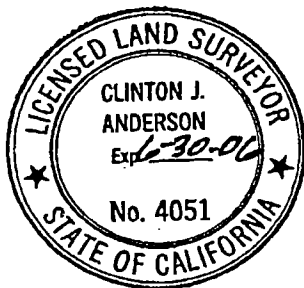
COMMENCING AT THE MOST SOUTHERLY CORNER OF TRACT NO. 13507 AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 308, PAGES 37 AND 38, OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT N 48°41'50" E 1763.25 FEET TO THE SOUTHWESTERLY CURB LINE OF ORBIT AVENUE (A PRIVATE STREET), THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHWESTERLY CURB LINE AND THE NORTHWESTERLY CURB LINE OF AIRPARK STREET (A PRIVATE STREET) THE FOLLOWING COURSE: S 41°18'10" E 27.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'08" AND ARC DISTANCE OF 70.16 FEET THE A POINT OF REVERSE CURVATURE WITH A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 83°55'39" AN ARC DISTANCE OF 87.89 FEET TO BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'10" AN ARC DISTANCE OF 94.90 FEET; THENCE TANGENT TO SAID CURVE S 46°52'31" W 76.56 FEET; THENCE LEAVEING SAID CURB LINES N 41°18'10" W 189.89 FEET TO A POINT IN SAID SOUTHEASTERLY LINE; THENCE ALONG SAID SOUTHEASTERLY LINE N 48°41'50" E 196.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 36,130 SQUARE FEET.

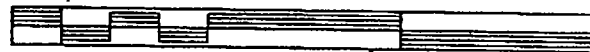

CLINTON ANDERSON
LICENSED SURVEYOR NO. 4051
LIC. EXP. 6-30-06



SKETCH TO ACCOMPANY LEGAL DESCRIPTION BURBANK AIR SERVICES



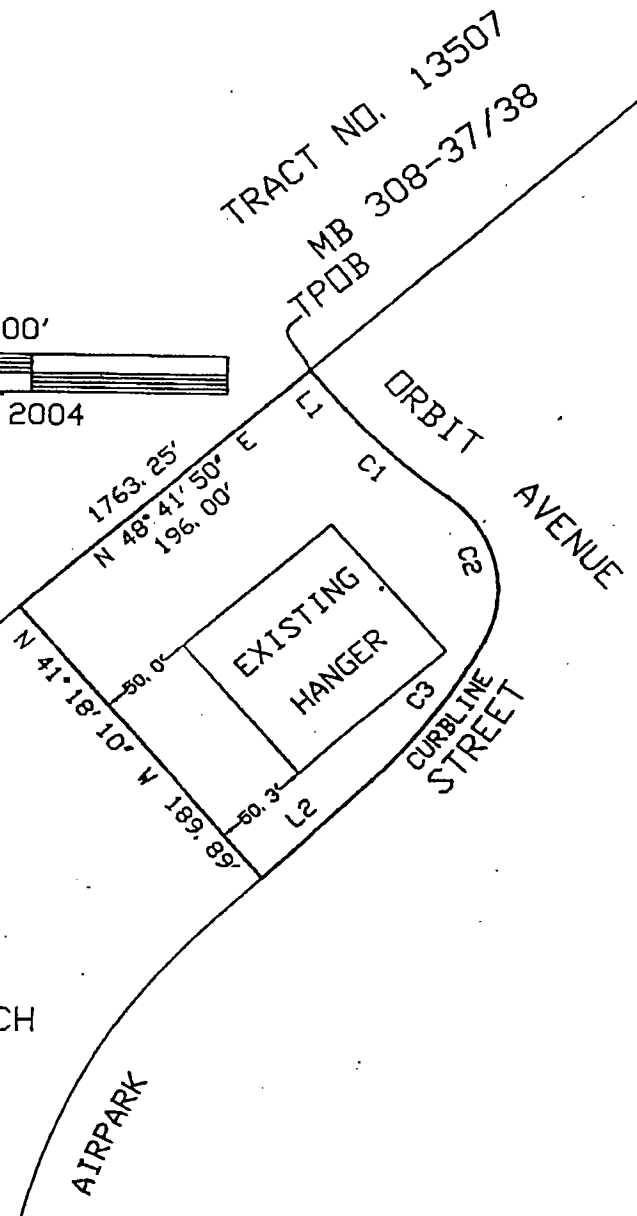
SCALE: 1" = 100'

SEPTEMBER 9, 2004
PIR101SOUTHERLY CORNER,
TRACT NO. 13507
MB 308-37/38

N 48° 41' 50" E

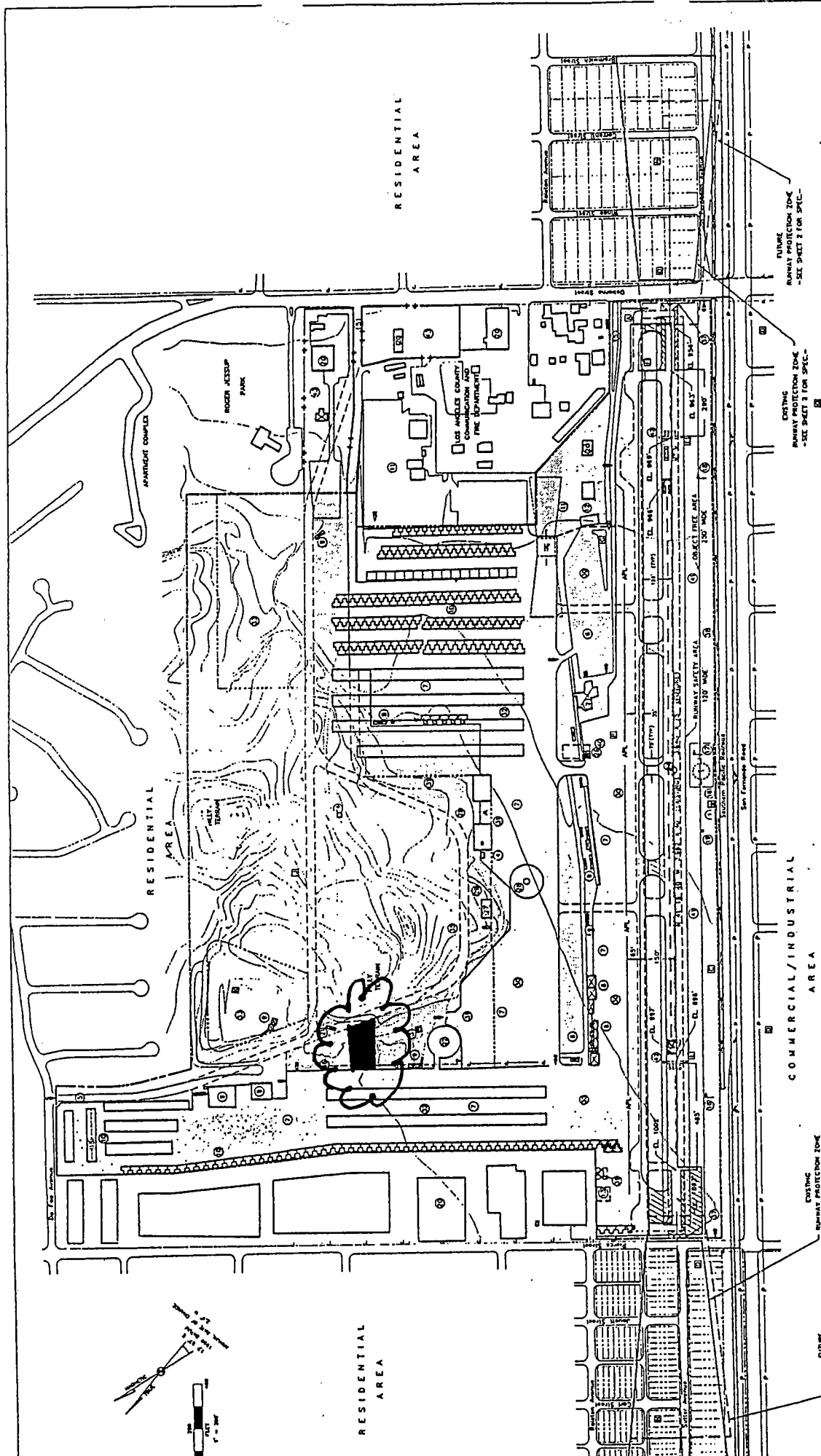
PETER HAACK'S RANCH

MB 13-101



CURVE	LENGTH	DELTA	RADIUS
C1	70.16	15° 10' 08"	265.00
C2	87.89	83° 55' 39"	60.00
C3	94.90	19° 25' 10"	280.00

LINE	BEARING	DISTANCE
L1	S 41° 18' 10" E	27.61
L2	S 46° 52' 31" W	76.56



<p>WHITEMAN AIRPORT PACOMA, CALIFORNIA</p>		<p>DATE: 10/10/1990</p>		<p>SHEET 1 OF 2</p>	
<p>AIRPORT LAYOUT PLAN</p>		<p>HODGES & SHUTT AIRPORT CONSULTANTS & ENGINEERS 2001 Pacific Street, Suite 100, Pacific Palisades, California 90272</p>		<p>COUNTY OF LOS ANGELES</p>	
<p>SUBMITTED BY: County of Los Angeles</p>		<p>APPROVED</p>		<p>DATE</p>	
<p>SEE SHEET 2 FOR DATA BLOCKS, LEGEND, AND NOTES.</p>		<p>REVISION</p>		<p>DATE</p>	